

**REDEVELOPMENT AGENCY MEETING  
MARCH 15, 2005**

The meeting called to order as the City Council at 10:06 a.m. by Mayor Murphy.

Roll Call    Peters, Zucchet, Atkins, Young, Maienschein,  
                 Fyre, Madaffer, Inzunza, and Mayor Murphy

P. Lamont Ewell, City Manager  
Leslie J. Girard, City Attorney  
Elizabeth Maland, City Clerk

The meeting adjourned as the City Council at 10:05 a.m.

Mayor Murphy recessed the meeting at 11:09 a.m. for the purpose of a break.

The meeting reconvened as 11:16 a.m. by Mayor Murphy with Council Member Inzunza not present.

The meeting adjourned as the City Council at 11:17 a.m.

The meeting reconvened as the Redevelopment Agency at 11:17 a.m. by Chair Murphy with Member Inzunza not present.

1. **Approval of the minutes:**

January 25, 2005  
February 8, 2005

Motion by Member Atkins (with Inzunza not present)  
Second by Member Madaffer  
Vote: 8-0

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**Adoption**

3. **Third Amendment to Agreement for Special Legal Counsel Services with Best Best & Krieger, LLP-Centre City Redevelopment Project. (District 2).**

(RA 2005-101)

Approving the Third Amendment to the Agreement with Best Best & Krieger, LLP. for an amount not to exceed \$150,000.

See Centre City Development Corporation report no. CCDC-05-08, dated March 9, 2005.

Staff: David Allsbrook 533-7112

Atty: Rachel H. Witt

Auditor Certificate Number AC 2500746

Motion by Member Zucchet to approve (with Fyre in opposition and Inzunza not present)

Second by Member Madaffer

Vote: 7-1

**Redevelopment Agency Resolution and Document numbers R-03877 and D-03877.**

4. **Cortez Hill Family Center-Budget Amendment & Transfer of City Funds Cortez Redevelopment District of the Expansion Sub Area of the Centre-City Redevelopment Project. (District 2).**

(RA 2005-104)

Amending the Fiscal Year 2005 Centre City Low and Moderate Income Housing Fund in the amount of \$556,723 to accept funds for construction of a kitchen, dining room, and children's play area at the Cortez Hill Family Center.

See Centre City Development Corporation Report no. CCDC-05-10 and City Manager Report no. CCDC-05-04, dated March 9, 2005.

Council Companion Item no. 333

Staff: Dale Royal 533-7108

Atty: Rachel H. Witt

Motion by Member Zucchet to approve (with Inzunza not present)

Second by Member Madaffer

Vote: 7-1

**Redevelopment Agency Resolution number R-03878; and City Council Resolution number R-300238.**

**Adoption**

**5. Gaslamp Quarter Streetscape Improvement Project-Request to Bid-Gaslamp Quarter Sub Area of the Centre City Redevelopment Project. (District 2)**

(RA-2005-103)

- Subitem A. Authorizing the Corporation to advertise for bids for the Construction of the Gaslamp Quarter Streetscape Improvement Project.
- Subitem B. Authorizing the Executive Director of the Redevelopment Agency or his designee, to award the contract to the lowest responsible bidder , provided bids are within the established budget and all other requirements are met.
- Subitem C. Authorizing the Corporation,, on behalf of the Redevelopment Agency, to administer said contract.
- Subitem D. Making certain findings that the proposed improvements benefit the Centre City Project Are or the immediate neighborhood in which the Project is located; that no other reasonable means of financing the improvements are available to the community, that the payment of funds for such improvements will assist in the elimination of blighting conditions inside the project area; and that the proposed improvements are consistent with the Implementation Plan adopted for the project area pursuant to Health and Safety code 33490.

See Centre City Development Corporation Report no. CCDC-05-07 and City Manager Report no. CCDC-05-02, dated March 9, 2005.

Council Companion Item no. 332

Staff: Jeff Zinner 533-7122

Atty: Sung Phillips

Auditor Certificate Number: AC 2500770

Motion by Member Zucchet to approve (with Inzunza not present)

Second by Member Maienschein

Vote: 8-0

**Redevelopment Agency Resolution and Document numbers R-03879; and City Council Resolution number R-300237.**

**Adoption**

**6. Balboa Theatre-Selective Demolition & Abatement Phase-Horton Plaza Redevelopment Project. (District 2).**

(This item continued from the meeting of March 1, 2005, RA No. 8 and Council Companion Item No. 332)

(RA 2005-84)

Subitem A. Authorizing the Corporation on behalf of the Agency, to receive bids for the selective demolition and abatement phase for the Rehabilitation of the Historic Balboa Theatre.

Subitem B. Authorizing the Executive Director of the Redevelopment Agency or his designee, to award the contract to the lowest responsible bidder, provided bids are within the established budget and all other requirements are met.

Subitem C. Authorizing the Corporation on behalf of the Agency, to administer said contract.

(RA-2005-98)

Stating for the record that the Agency has previously reviewed and considered information contained in the Master Environmental Impact Report and the Secondary Study with respect to the proposed selective demolition and abatement phase of the Rehabilitation of the Historical Balboa Theatre.

Council Companion Item no. 331

See Centre City Development Corporation Report no. CCDC-05-02 and City Manager Report no. CCDC-05-03, dated, February 23, 2005

Staff: Gary Bosse 533-7163

Atty: Rachel H. Witt

Auditor Certificate Number: AC 2500672

Motion by Member Zucchet to approve (with Inzunza not present)

Second by Member Atkins

Vote: 8-0

**Redevelopment Agency Resolution and Document numbers R-03880 and R-03884; and City Council Resolution number R-300237.**

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The meeting adjourned as the Redevelopment Agency at 11:21 a.m.

The meeting reconvened as the City Council at 11:21 a.m. by Mayor Murphy with Council Member Inzunza not present. Mayor Murphy recessed the meeting at 12:01 p.m. to reconvene at 2:00 p.m.

The meeting reconvened as the City Council at 2:07 p.m. by Mayor Murphy with all Council Members present.

Mayor Murphy recessed the meeting at 3:44 p.m. for the purpose of a break. Mayor Murphy reconvened the meeting at 3:54 p.m. with all Council Members present.

Mayor Murphy recessed the meeting at 5:35 p.m. for the purpose of a break. Mayor Murphy reconvened the meeting at 5:46 p.m. with all Council Members present.

The meeting adjourned as the City Council at 6:16 p.m.

The meeting reconvened as the Redevelopment Agency at 6:16 p.m. by Chair Murphy with all Agency Members present.

### **Adoption**

2. **One America Second Phase PT, LLC.-2<sup>nd</sup> Amendment to ENA-“Air Rights Parcel” Columbia Sub Area of the Centre City Redevelopment Project. (District 2)**

(RA 2005-102)

Authorizing the Proposed Second Amendment to Exclusive Negotiation Agreement (“Second Amendment”) with One America Second Phase PT, LLC. a Delaware limited liability company whose sold member is General Electric Pension Trust (“Developer”) for the purchase and development of the Agency-owned “Air Rights Parcel” (“Parcel 5”) on the block bounded by B, C, and India Streets and Kettner Boulevard.

See Centre City Development Corporation Report no. CCDC-05-06, dated March 9, 2005.

Staff: Pam Hamilton 533-7114

Atty: Sung Phillips

Motion by Member Zucchet to approve

Second by Member Inzunza

Vote: 9-0

**Redevelopment Agency Resolution number R-03884.**

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**Adjournment**

The adjourned as the Redevelopment Agency at 6:21p.m.

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Charles G. Abdelnour, Secretary Redevelopment Agency  
of the City of San Diego  
(jis)